



David Mulvaney <davejmul@gmail.com>

RE: Amenity green space provision in Nanpantan Ward

Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>
To: David Mulvaney <david@mulvaney.co.uk>

Mon, Aug 10, 2020 at 3:50 PM

Thank you David

I am glad that between us Geoff and I were able to provide you the information you were looking for.

Best regards

Michael

Michael Hopkins

Principal Planning Officer

Tel: 01509 634810

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From: David Mulvaney <david@mulvaney.co.uk>
Sent: 10 August 2020 11:34
To: Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>
Subject: Re: Amenity green space provision in Nanpantan Ward

Hello Michael

Please ignore my previous email - Margaret passed on the reply from Geoff Brown and this has clarified the second point about the allocation at Kirkstone Drive.

I should get some time later today to update the documents using the new figures and I will then send them to you.

Regards

David

On Fri, Aug 7, 2020 at 6:55 PM David Mulvaney <david@mulvaney.co.uk> wrote:

Hello Michael

Thank you so much for following this up for us. I don't think this is of a great concern as we are already so short of AGS, but I would prefer to have figures we can agree on.

I think this resolves the reduction in area of AGS at Kirkstone Rd in 2011 (approx).

However, it is still unclear why 1 ha is shown for children's play areas in the OSS for Nanpantan. If this for Kirkstone Rd it should also be reduced to the revised area of this site. However, it also seems Kirkstone Rd is being double counted, for both AGS and children's play.

I will just make notes about these issues in my documents for now.

Kind regards

David

On Fri, 7 Aug 2020, 18:16 Hopkins Michael, <Michael.Hopkins@charnwood.gov.uk> wrote:

Hello David

I have received comments back from colleagues but not had the opportunity to discuss these with them. I think I have enough information to provide you with an update so that you can complete your report but I will caveat my response by saying that it has not been checked by the experts.

The following map shows the three areas of amenity space in Nanpantan identified in the open spaces study.

These sites are:

Nanpantan Road to Holywell Drive	Amenity Green Space	0.99
Nicolson Road	Amenity Green Space	0.619

Kirkstone Drive Open Space	Amenity Green Space	0.843
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This provides the basis for the 2.45ha figure.

The wooded area at Kirkstone Drive does not appear to be publicly accessible so it would be legitimate to highlight this difference from the figures stated in the study in your report. According to our calculations that would reduce the amount of available amenity green space at this site to 0.55ha, with the total available reduced accordingly.

The remaining areas were identified and measured using Nortoft's methodology which was applied consistently across the Borough. I appreciate that some spaces that fall within this category may be of higher quality than others but we remain content that the methods used provide a sound method of identifying the amount and distribution of amenity green space and other open spaces in the Borough.

Therefore, with the exception of the reduction in the size of the available space at Kirkstone Drive, the Council's position is that the information set out in the study provides the most up-to-date figures for the amenity green space in Nanpantan.

I understand that this might not be the answer you were hoping for but I hope the explanation of the Council's position is helpful.

Apologies for the delay and best regards

Michael

Michael Hopkins

Principal Planning Officer

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From: David Mulvaney <david@mulvaney.co.uk>

Sent: 07 August 2020 09:36

To: Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>

Subject: Re: Amenity green space provision in Nanpantan Ward

Hello Michael

I was hoping we would have a response from the green spaces team so we could have some agreed figures

in the documents I am producing. If these don't arrive today I will just complete the documents with what I think are the correct figures. I also have some other changes I need to make over the weekend, but you will have these first thing on Monday.

Regards

David

On Mon, Aug 3, 2020 at 5:31 PM Hopkins Michael <Michael.Hopkins@charnwood.gov.uk> wrote:

Hello David

I am sorry if I have inadvertently caused some confusion. The wording I sent is the separate heritage assessment that forms part of the data that informed the report from which you quoted. The data, in the form of pro formas for all of the sites or a spreadsheet will be published.

I hope that is helpful.

Best regards

Michael

Michael Hopkins

Principal Planning Officer

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From: David Mulvaney <david@mulvaney.co.uk>

Sent: 03 August 2020 16:38

To: Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>

Subject: Re: Amenity green space provision in Nanpantan Ward

Thank you Michael

This wording is different from the October 2019 version, so I assume this is a recent update and will be published at some stage? I don't like the change from

'This is the last area of open green space in the area'

to

'This is the only remaining area of open green space in close proximity to the farm house'

but at least it still says open space rather than countryside!

Regards

David

On Mon, Aug 3, 2020 at 4:09 PM Hopkins Michael <Michael.Hopkins@charnwood.gov.uk> wrote:

Hello David

The following sets out the heritage assessments for the Leconfield Road and Snell's Nook Lane sites, both of which refer to the setting of Burleigh Farmhouse. These were the assessments I referred to and form part of the sustainability appraisal of all available sites.

Leconfield Road

"Minor negative impact: The site is adjacent to a listed building (Burleigh / Tudor Farmhouse). This is the only remaining area of open green space in close proximity to the farm house. Its loss would therefore affect the setting of the farmhouse, which is a negative effect."

Snell's Nook Lane

"Neutral impact: The site is 59m from the nearest listed building (Burleigh / Tudor Farmhouse) but an adverse effect is unlikely as trees broadly obstruct views between the site and the heritage asset. There are no other heritage assets within close proximity."

Best regards

Michael

Michael Hopkins

Principal Planning Officer

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From: David Mulvaney <david@mulvaney.co.uk>

Sent: 03 August 2020 09:34

To: Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>

Subject: Re: Amenity green space provision in Nanpantan Ward

Hello Michael

Thank you for forwarding my enquiry. At least land areas are things we can measure rather than being subjective!

One of our residents is taking an interest in the setting of Burleigh Farmhouse. In a previous email, you said that you did your own heritage assessment for Burleigh Farmhouse. Is it possible to get a copy of this please?

Regards

David

On Mon, Aug 3, 2020 at 9:01 AM Hopkins Michael <Michael.Hopkins@charnwood.gov.uk> wrote:

[Hello David](#)

[Thank you for the update. I have passed on your questions to colleagues in the green spaces team and will let you know what they say.](#)

[Best regards](#)

[Michael](#)

Michael Hopkins

Principal Planning Officer

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From: David Mulvaney <david@mulvaney.co.uk>
Sent: 02 August 2020 08:46
To: Hopkins Michael <Michael.Hopkins@charnwood.gov.uk>
Subject: Amenity green space provision in Nanpantan Ward

Hello Michael

I am still aiming to send you our community-led strategy later this week. Just a warning that this is now in two documents, one to present a general open spaces strategy for the Ward which is 10 pages in length and the second specifically to give the case for making the land at the top of Leconfield amenity green space and this is 19 pages in length. We found it was getting too confusing to keep the two separate.

I am writing as I wanted to make sure we were getting our figures right for the physical areas of land being allocated to the various open space typologies. We were trying to align with the figures in the Nortoft report, but we think these are now out of date. This is probably because the report counted open space at the end of Kirkstone Drive (according to the map on p.88 of the report) that the University has now reduced in area and consists only of a playground and so no longer makes a contribution to the category of amenity green space.

So for amenity green space, we calculate Nanpantan now has the following

Derwent Drive 0.26ha

along Mardale Road 0.70ha

next to Nicholson Road 0.47ha

This is 1.43ha, not the 2.4ha listed in the Nortoft report and in the Open Space Strategy. We have lost almost 1 ha of amenity green space. We in Nanpantan really need to keep a better eye on our open space!

As Margaret mentioned in our Teams meeting in June, the land on Derwent Drive and adjacent to Mardale Road are really large verges and in fact are only there so that one of the main water supplies to Loughborough can be more easily accessed if needed. Their narrowness and proximity to a busy road through the Ward does make them rather poor quality amenity space. This means the only amenity green space of reasonable quality in the Ward is Nicholson Road and that gives us only 0.47ha. This, when compared to the standard of more than 7ha, means there is considerable room for improvement to say the least. All of this will be in our documents of course.

My question is, does the Council have any up-to-date figures for the amenity green space in Nanpantan please? If not, are you happy for us to use our own figures listed above?

Thank you

David

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